

Metropolitan Government of Nashville  
and Davidson County

John Cooper, Mayor  
Charles Kizer, Interim Executive  
Director



Nashville Farmers' Market  
900 Rosa L. Parks Blvd.  
Nashville, TN 37208  
615-882-2001  
farmersmarket@nashville.gov

## NFM Regular Board Meeting Meeting Minutes

June 21, 2022 9:30 am

Attendees:

Angela Crane-Jone; NFM Board Chair	Will Radford; NFM Board
Brenda Butka; NFM Board Secretary	Darrell Lane; NFM
Alex Lorenz; NFM Board	Charles Kizer; NFM
Alex Dickerson; Metro Legal	Helen Pratcher; Helen's Pop Art
Grace Dodds; NFM	David Griffin; NFM
Tim McKinney; Clay Daddy	Elodie Habert; Cocorico
Bennett Alvaro; Lynchburg Soap Co.	Adrana Onega; Succulent Vegan
Anna Fields; Bubble Love	Marha Lupai; A&M Marketplace

Motion to move the vote on the new suggested rent rate from the rent committee to the top of the agenda to accommodate a board member leaving early. Motion by Brenda, Alex Lorenz second motion.

New Rent Formula for the Market House presented by Darrell Lane

- Standardized gross base rent is \$42.50 and includes sharing of utilities.
  - Standardized CAM factor of 2.17.
  - 6% percentage rent is built into the new rent formula with a monthly sales threshold.
  - 3 year progression increase rent for all current tenants beginning on 7/1/23.
  - Monthly gross sales reporting is required of all tenants beginning 10/1/22.
  - New incoming tenants will begin paying the new lease rates immediately.
- Motion to accept the new rent rates by Alex. Brenda Butka seconded. Approved.

Public Comments:

- Anna Fields – question was asked about any progress on extended business operation hours. Concern to lower the music volume in the market house.
- Adrianna Cerdas – concern was raised about the new operating hours of the NFM and how extended hours would make it difficult for the businesses.

Approval of May 17, 2022 Regular Meeting Minutes. Vote: Move; Will. Second; Brenda  
Market Hours Operating Hours: Presented by Darrell Lane

- New Building hours are 8 am – 8 pm
- New Vendor Required Operating Hours are 10:00 am – 7:00 pm
- 7 days per week operation by staff and market house tenants
- New hours begin 8/1/2022

Financial Overview by Darrell Lane

- Presented FY22 numbers through 5/30/22.
- Revenue is below budget YTD
- Expenses exceed budgeted expenses YTD
- Two tenant vacancies in the Market House
- GLK Kitchen repairs are near completion.

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- No new leases will be considered until after a 8/16/22 retreat to discuss tenant selection processes.

Executive Director Report:

- Staffing Update – offers have been extended to fill the FO2 position and Building Maintenance Worker. Start dates are 7/5/22.
- Charles Kiser – Facilities update: HVAC issues are being addressed by our contracted technicians. Water Leak – a leak test was performed but not complete due to market house noise. A new scheduled test is planned. GLK will be complete by 6/30/22. The Commissary kitchen is complete but now having hood installed. Roof Repairs – parties involved are still negotiating repairs.

Other Business:

- Charlotte Railway is planned to connect to the NFM in the future.
- Chicago Gyro lease agreement amendment – business is dropping 1 owner and adding cold sandwiches to their menu. Motion to approve: Angela. Second : Will

Adjournment

Vote: Brenda, move Will,second. Passed.